



City of Tucson Planning & Development Services Unified Development Code: Summary of Dimensional Standards

This table is for general reference only and should not be used in lieu of more detailed and specific standards found in Article 6 of Tucson's Unified Development Code (UDC). For more information, visit www.tucsonaz.gov/pdsd or call (520) 791-5550.

Zone	Min. Lot Area (sf)	Max. Res Density (units)	Max. Lot Coverage (%)		Max. Bldg Height (ft)*	Perimeter Yard (ft)**			
			Res	Nonres		Res Use		Nonres Use	
						→ Res Zone	→ Non Zone	→ Res Zone	→ Non Zone
RH	180,000	1	N/A	20	30	25'	H	4(H)	0'
SR	144,000	1	N/A	15	30	25'	H	4(H)	0'
SH	36,000	2	N/A	15	30	20'	H	20'	0'
RX-1	36,000	1	N/A	15	30	20'	H	20'	0'
RX-2	16,000	1	N/A	15	25	20'	H	20'	0'
R-1	SF: 7,000	1	70		25	6' or 2/3(H)	10' or 3/4(H)		
	SF: 10,000	2							
	Nonres: See Exceptions	See Exceptions							
R-2	5,000	1	SF: 70	See Exceptions	25	6' or 2/3(H)	10' or 3/4(H)		
	MF: 15/ACRE		MF: 75						
R-3	SF: 5,000	1	70		SF/CIVIC/ ADMIN & PROF OFFICES: 25 MF/NONRES: 40	6' or 2/3(H)	10' or 3/4(H)		
	MF: 36/ACRE								
MH-1	SF/MH: 7,000	1	70		25	6' or 2/3(H)	10' or 3/4(H)		
	MF/MH PARK: 8/ACRE								
MH-2	SF/MH: 5,000	1	SF/MH/ RES CARE SERVICES: 70	See Exceptions	25	6' or 2/3(H)	10' or 3/4(H)		
	MF/MH PARK: 15/ACRE		MF/MH PARK: 75						
O-1	RES: 7,000	8/ACRE	70	N/A	RES/OFFICE: 16	10' or 3/4(H)			
	NON: 10,000				OTHER: 25				
O-2	RES: 5,000	8/ACRE	70	N/A	26	10' or 3/4(H)			
	NON: 0								
O-3	RES: 5,000	22/ACRE	75	N/A	RES: 25	10' or 3/4(H)			
	NON: 0				NON: 40				
C-1	0	36/ACRE	75	N/A	RES: 25 NON: 30	10' or 3/4(H)		1.5(H)	0'
C-2	0	44/ACRE	70	N/A	40	10' or 3/4(H)		1.5(H)	0'
C-3	0	87/ACRE	80	N/A	75	1.5(H)	0'	1.5(H)	0'
OCR-1	0	N/A	80	N/A	140	1.5(H)	0'	2(H)	0'
OCR-2	0	N/A	80	N/A	300	1.5(H)	0'	2(H)	0'
P-I	0	N/A	N/A		50	1.5(H)	0'	1.5(H)	0'
I-1	0	N/A	N/A		75	2(H)	0'	1.5(H)	0'
I-2	0	1 (Caretaker)	N/A		140	2(H)	0'	2(H)	0'
OS	4,000	N/A	10		12	4(H)	0'	4(H)	0'
IR	36 ACRES	1/36 ACRES	SF/MH: N/A	10	30	25'	H	4(H)	0'
P	5,000	N/A	N/A		16	6' or 2/3(H)			
RV	7,000	8/ACRE	70		16	10' or 3/4(H)			
NC	RES: 7,000	8/ACRE	70	N/A	16	10' or 3/4(H)			
	NON: 10,000								
RVC	N/A	N/A	N/A		30	1.5(H)	0'	1.5(H)	0'
MU	SF: 7,000	SF: 1/7,000	SF: 70	N/A	RES: 25	10' or 3/4(H)		1.5(H)	0'
	MF: 5,000	MF: 15/ACRE	MF: 75		NON: 30				
	N/A								

KEY

(H) = Height of proposed exterior building wall
 MF = Multifamily Development
 MH = Mobile Home Dwelling
 MH Park = Mobile Home Park
 N/A = Not Applicable
 Non/Nonres = Nonresidential
 Res = Residential
 SF = Single-Family Use
 sf = square feet
 ➡ = adjacent to

UNIT CALCULATIONS

8/ACRE = 5,445 ft²
 15/ACRE = 2,904 ft²
 22/ACRE = 1,980 ft²
 36/ACRE = 1,210 ft²
 44/ACRE = 1,210 ft²
 87/ACRE = 500 ft²

* Max height differs for accessory structures in residential zones. Refer to UDC Article 6.6.3.

**Standard based on proposed use's adjacency to residential or nonresidential zone for interior property line only. Street setbacks are determined per UDC Article 6.4.5.C.



City of Tucson Planning & Development Services Unified Development Code: Descriptions of Zones

This table is for general reference only and should not be used in lieu of more detailed descriptions found in Article 4 of Tucson's Unified Development Code (UDC). For more information, visit www.tucsonaz.gov/pdsd or call (520) 791-5550.

Zone	Name	Description
RH	Rural Homestead	Intended to preserve the character and encourage the orderly growth of rural areas.
SR	Suburban Ranch	Provides for very low density, large lot, single-family, residential development and suburban ranch uses.
SH	Suburban Homestead	Provides for low density, large lot, single-family, residential development and suburban ranch uses, including agriculture uses.
RX-1	Suburban Residence	Provides for suburban, low density, single-family, residential development, agriculture, and other compatible neighborhood uses.
RX-2	Suburban Residence	Provides for suburban, low density, single-family, residential development, agriculture, and other compatible neighborhood uses.
R-1	Urban Residence	Provides for urban, low density, single-family, residential development, together with schools, parks, and other public services.
R-2	Urban Residence	Provides for urban, medium density, single-family and multifamily, residential development, together with schools, parks, and other public services.
R-3	Urban Residence	Provides for urban, high density, residential development and other uses compatible with adjoining residential uses.
MH-1	Mobile Home	Provides for low to medium density, residential development primarily of mobile home buildings on individual lots and within mobile home parks.
MH-2	Mobile Home	Provides for medium density, residential development of mobile home buildings on individual lots and within mobile home parks.
O-1	Office	Provides for administrative, medical outpatient, and professional office uses that complement the surrounding residential environment.
O-2	Office	Provides for office, medical, civic, and other land uses that provide reasonable compatibility with adjoining residential uses.
O-3	Office	Provides for mid-rise, office, medical, civic, and select other uses that provide reasonable compatibility with adjoining residential uses.
C-1	Commercial	Provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses.
C-2	Commercial	Provides for general commercial uses that serve the community and region.
C-3	Commercial	Provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas.
OCR-1	Office/Commercial/Residential	Provides for high-rise development that serves the community and region and is located in major activity centers or at transit centers. A mix of development types is encouraged, including office, commercial and high-density residential uses.
OCR-2	Office/Commercial/Residential	Provides for high-rise development that serves the community and region and is located in major activity centers. A mix of development types is encouraged, including office, commercial and high-density residential uses.
P-I	Park Industrial	Provides for unobtrusive corporate business centers, wholesaling and manufacturing activities, and select other agriculture, civic, commercial, industrial, retail, storage, utility, and wholesaling uses.
I-1	Light Industrial	Provides for industrial uses that do not have offensive characteristics in addition to land uses permitted in more restrictive nonresidential zones.
I-2	Heavy Industrial	Provides for industrial uses that are generally considered nuisances (air pollutants, excessive noise or hazardous materials etc.) making them incompatible with most other land uses.
OS	Open Space	Preserves, promotes, and protects natural resources, open spaces, wildlife habitats and valuable desert landscapes.
IR	Institutional Reserve	Identifies lands in federal, state, city, county, and other public ownership that are important natural reserves or wildlife refuge reserves.
P	Parking	Provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.
RV	Recreational Vehicle	Provides for the development of short-term occupancy recreational vehicle parks and campsites while ensuring reasonable compatibility with adjoining properties by establishing special requirements.
NC	Neighborhood Commercial	Provides for low-intensity, small-scale, commercial and office uses that are compatible in size and design with adjacent residential uses.
RVC	Rural Village Center	Provides for retail shopping facilities, planned and designed for the convenience and necessity of a suburban or rural neighborhood.
MU	Mixed Use	Provides only for comparable zoning for areas annexed into Tucson city limits and is not intended for rezoning.



**City of Tucson
Planning & Development Services**

Unified Development Code: Exceptions to the Dimensional Standards

Most zones have use-based exceptions to their Dimensional Standards. See UDC Article 6 for details about exceptions. This table is for general reference only and should not be used in lieu of Tucson's Unified Development Code (UDC). For more information, visit www.tucsonaz.gov/pdsd or call (520) 791-5550.

LAND USE	Rural Zone	Urban Zones	Office Zones	Commercial Zones	Industrial Zones	Special Use Zones (1)	Special Use Zones (2)
Administrative and Professional Office		R2, R3, MH-2	O-3				
Agriculture Use Group					I-2		
Alcoholic Beverage Service					P-1		
- Large Bar					P-1, I-1, I-2		
Animal Production							MU
- Commercial Stables	SR, SH						MU
- Stable/Riding School	RH						
Animal Service	SH				P-1		
Artisan Residence				C-2			NC
Automotive: Service and Repair					I-2		
Billboard				C-2, C-3	I-1, I-2		MU
Cemetery	SH	R2, R3	O-3	C-1			
Civic Assembly			O-2, O-3		P-1		
- Government Owned/ Operated Only		R3					
Civic Use Group					I-2		
Commercial Use Group					I-2		
Communications	SH	R2, R3, MH-2	O-3		I-1, I-2		
- Wireless Towers and Antennas Only	SR	R2, R3, MH-1, MH-2	O-1, O-2, O-3	C-1			NC, RVC
Correctional Use							
- Custodial Facilities				OCR-2			MU
- Supervision Facility				O-2, O-3, OCR-1, OCR-2			MU
Crop Production	RX-2	R2, R3, MH-2					
Cultural Use		R1, R2, R3	O-1, O-2, O-3		P-1		
- Government Owned/ Operated Only		R1, R2, MH-1, MH-2	O-2				
Day Care							
- Adult Day Care		R2, R3	O-3				
- Adult and Child		R1					
- Child Care	SR		O-2, O-3				
- Child: Extended Hours		R2, R3					
- Children: Max 30		R2					
- Children Max 100		R3					
- Children: Unlimited		R2, R3					
Distribution Systems	SR	R2, R3, MH-2	O-1, O-3	C-1			NC, RVC
Educational Use							
- Elementary and Secondary Schools	RX-2	ALL ZONES	O-2, O-3		P-1		NC
- Instructional					P-1		
- Postsecondary			O-2, O-3		P-1		
Entertainment					P-1		
- Dance Hall					I-1, I-2		
Family Dwelling in Rio Nuevo District			O-3				
Food and Beverage Sales					P-1		
Food Service: Soup Kitchen					P-1		
Funeral Service					P-1		



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LAND USE	Rural Zone	Urban Zones	Office Zones	Commercial Zones	Industrial Zones	Special Use Zones (1)	Special Use Zones (2)
General Merchandise Sales					P-1		
Golf Course	SR, SH, RX-1, RX-2			C-1, C-2, C-3	I-1		
Group Dwelling		R3		C-1, C-3			MU
Medical Marijuana					I-2		
Medical Services *See UDC for Specific Uses		R2, R3	O-3		P-1, I-2		MU
Membership Organization					P-1		
Mobile Home Park		MH-2					
Motion Picture	SH						
Multifamily Development		MH-2					
Parking							MU
Parks and Recreation	SR, SH	ALL ZONES	O-3				
Perishable Goods Manufacturing					I-1		
Personal Storage				C-1			
Postal Service - Government Owned/ Operated Only		R2			P-1		
Protective Service	SR, SH	R1, R2, MH-1, MH-2					
Religious Use	SR, SH	ALL ZONES	O-2, O-3		P-1		
Renewable Energy Distribution					I-2	IR	
Renewable Energy Generation	SR, SH, RX-1, RX-2	ALL ZONES		ALL ZONES	P-1, I-1		MU
Renewable Energy Generation	RH		O-1, O-2				
Research and Product Development				C-1			
Residential Care Services *See UDC for Specific Uses		R2, R3	O-1, O-2, O-3	C-3, OCR-2	I-1		
Restricted Adult Act Use Group					I-2		
Retail Trade Use Group					I-2		
Trade Service and Repair					P-1		
Traveler's Accommodation	RH, SR, SH, RX-1						